Montpelier Development Review Board Meeting
June 3, 2019

Subject to review and approval

This public meeting was recorded, and the video will be available for viewing at this link:
https://www.montpelier-vt.org/1094/CivicClerk

Present: Daniel Richardson, Kevin O'Connell, Ryan Kane, Robert Goodwin, Clare Rock (alternate), Michael Lazorchak (alternate), Meredith Crandall – staff.

Call to order: The meeting was called to order by the Chair, Dan Richardson.

Approval of the agenda: Kevin made a motion to approve the agenda as printed, Ryan seconded. The motion was approved on a 6-0 vote.

Comments from the Chair: He wished to thank Tom Kester for his contributions to the board since he moved to Barre. He then welcomed and thanked the new alternate, Mike Lazorchak.

Approval of minutes from May 6, 2019: Since there wasn't a quorum available, this was tabled to the next meeting.

301 River Street
Owner/Applicant: Junction Associates
Final plan review of a two lot subdivision.

Brian Emmons and Elliott Curtin from Junction Associates were in attendance and sworn in.

The application is to subdivide an existing 5.67 acre parcel. There will be no changes to the house or drive for the existing Lot 1, which will be on 2.01 acres.

The preliminary review requested more information regarding access. Applicant wishes to stick with the original access proposal. The represetnatives stated that there are other accesses along Route 302 that don't comply with the curb cut spacing requirements. Further, there is a massive area of ledge that would be cost prohibitive to remove to create a shared access point.

The proposed driveways would only be 72 feet apart. The zoning regulations standard requires at least 120 feet spacing. DPW's report stated that the proposed curb cut also does not meet the minimum separation requirements in the VTrans B71 standard. DPW recommended that the engineer be asked whether a reduction in the separation can be justified and/or to explore other options for compliance with the spacing standards.

In discussing character of the neighborhood, it was noted that the nearby stretch of the Route 302 corridor contains a variety of commercial businesses, including several car dealerships, Tractor Supply, Fecteau Homes, and the new Sanel Napa autoparts location, as well as a few small residential buildings.

The applicant asked to table the application to have the engineer attend the next meeting to address the Board's concerns. If the engineer cannot make that meeting, the applicants will contact Meredith and let her know that.

Ryan made a motion to table the application to the next meeting, June 17. Rob seconded. The motion passed on a 6-0 vote.

Other Business: The next regular meeting will be Monday, June 17, 2019.

Adjournment: Rob made a motion to adjourn, Ryan seconded.

Respectfully submitted,

Tami Furry
Recording Secretary